

Application for Zoning Change

City of Gahanna, Ohio ■ Planning Commission ■ 200 S. Hamilton Road, Gahanna, OH 43230
Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

*Applicant Name: Anthony Jones *Phone: 342-4015
 *Applicant Address: 200 S. Hamilton Road *Fax: _____
 *Applicant Email: anthony.jones@gahanna.gov
 *Applicant's Relationship to Project: Land Owner Option Holder Cont. Purchaser Agent

*Address for proposed Zoning Change: 785 Science Blvd.
 *Parcel ID#(s): 025-006469 *Total Acreage: 3.57
 *Current Zoning: OCT *Proposed Zoning: L-OCT
 *Proposed Use: Uses supported by the OCT zoning

*Property Owner Name: City of Gahanna *Phone: 342-4015
 *Property Owner Address: 200 S. Hamilton Road *Fax: _____
 *Contact Name: Anthony Jones *Email: anthony.jones@gahanna.gov

Developer Name: N/A Phone: _____
 Developer Address: _____ Fax: _____
 Contact Name: _____ Email: _____

*Applicant's Signature:  *Date: 8/31/15
 *Property Owner's Signature: _____ *Date: _____

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Three (3) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. For a Limited Overlay or ROD Re-Zoning, three (3) copies of the limitation text and elevation drawings.
3. One (1) digital copy of completed application and associated documents.
4. A list of property owners, contiguous and directly across the street, and their mailing addresses.
5. Pre-printed mailing labels for all property owners, contiguous and directly across the street.
6. Application fee of \$400 for the first acre, \$50 for each additional acre. \$1,000 maximum.
7. The property must be posted in accordance with Section 1133.02 within seven (7) days of application acceptance. The sign shall be consistent with the attached Zoning Change Sign diagram. Information on the sign must be approved by the Planning and Zoning Administrator (PZA) prior to installation.
8. A request for inspection of the Zoning Change Sign must be made to the PZA within three (3) days of installation.

<p>For Internal Use: SunGard File No. <u>15080018</u> PC File No. <u>ZC-6-2015</u> Public Hearing Date: <u>9-23-15</u></p>	<p>RECEIVED <u>AUG 31 2015</u> BY: <u>SW</u> (Received)</p>	<p><u>N/A</u> (Paid)</p>	<p>ACCEPTED <u>AUG 31 2015</u> By: <u>SW</u> (Accepted by PZA)</p>
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COPY

Application for Zoning Change - Additional Submission Requirements

- Street address of the subject property, together with an area map identifying the subject property in relation to surrounding properties.
- The name, signature, and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- The existing and proposed zoning district designation of the subject property.
- A site analysis plan illustrating existing conditions on the site and adjacent properties such as soil conditions; drainage patterns; views; existing buildings; any sight distance limitations; and relationship to other developed sites and access points in the vicinity of the property.
- A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.
- A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district.
- A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the current requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and/or consultants.
- A written description of how the requested zoning meets Section 1133.03 Public Hearing of the zoning ordinance. This can be achieved by addressing the Rezoning Criteria of this application form, which can be completed separately and attached to this form along with the materials listed above.

Rezoning Criteria

The applicant must provide written responses on a separate sheet to demonstrate how the proposed rezoning designation will meet the following criteria in Section 1133.03.

1. Consistency with the goals, policies and Land Use Plan of the City of Gahanna, including any corridor plans, or subarea plans. If conditions have changed since the City of Gahanna Land Use Plan was adopted, the consistency with recent development trends in the area shall be followed.
2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one (1) of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the same proposed uses.
5. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence (a five percent or more material reduction) in the value of existing abutting lands or approved developments.
6. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.
7. The apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

In accordance with Section 1133 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this amendment as stated above has been recommended for approval by the City of Gahanna Planning Commission on _____.

This application can now be forwarded to City Council for Final Approval.

Signature of Planning & Zoning Administrator

Date

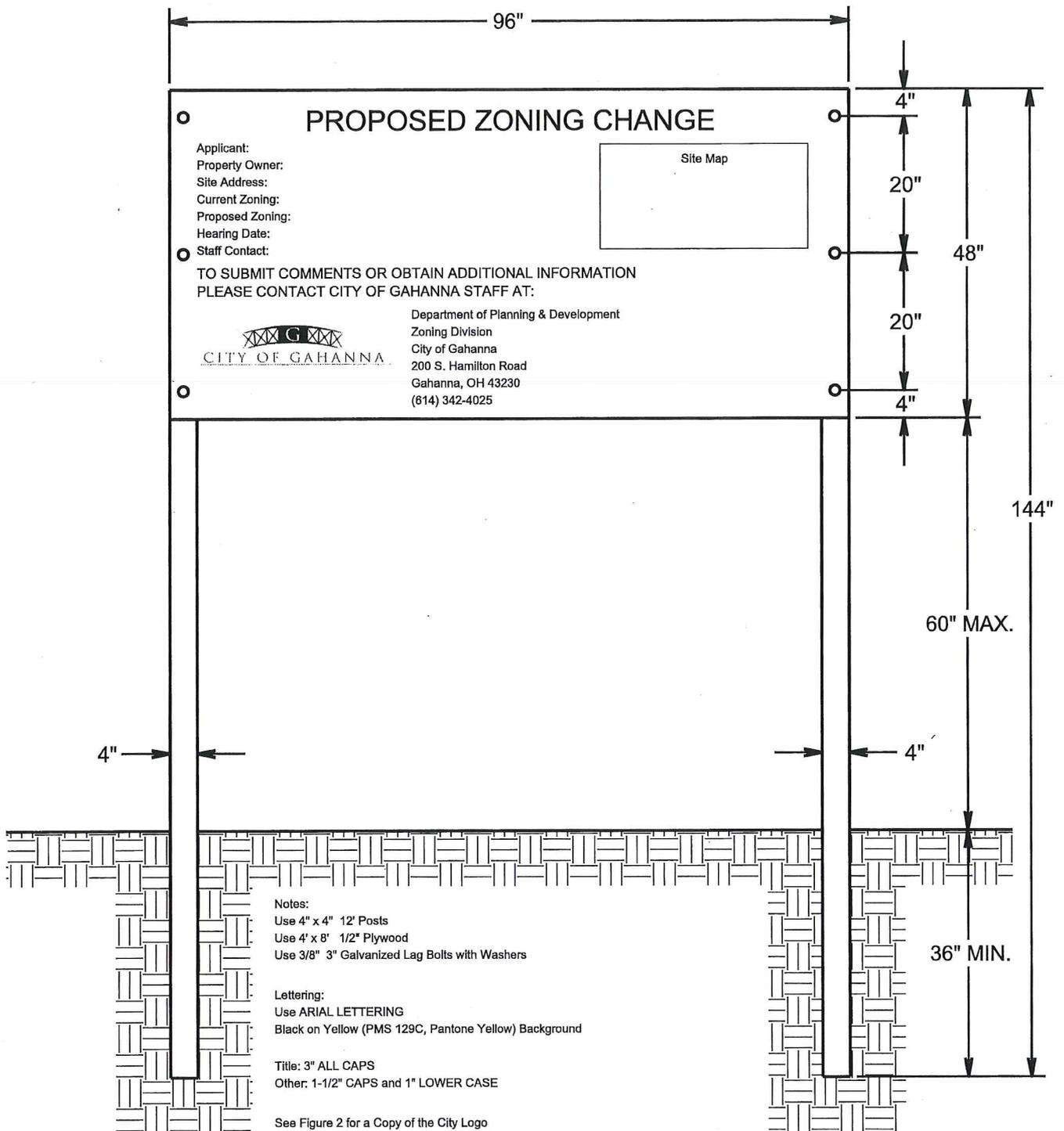


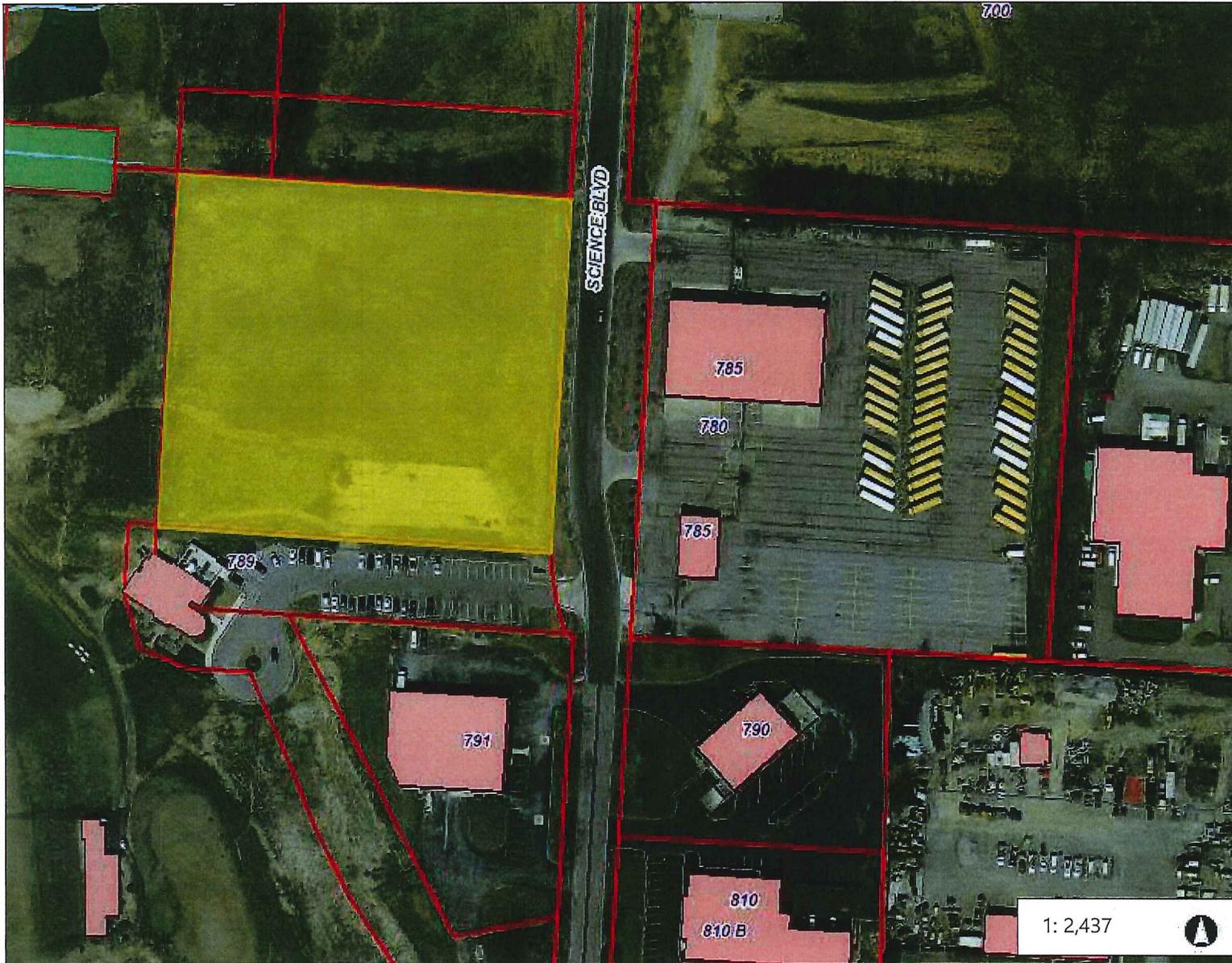
Figure 1. Zoning Change Sign



Figure 2. City Logo



City of Gahanna GIS Viewer



Legend

- Addresses
- + Railways
- Franklin County Centerlines
- Streets
- State Routes
- US Routes
- Interstates
- Licking County Centerlines
- Buildings
- Building Footprints
- Surrounding Buildings
- Surrounding Buildings Footprints
- Driveways & Parking Lots
- Roadways
- Parcels
- Water Bodies
- Surrounding Water Bodies
- Parks
- Gahanna Boundary Zoomed In
- City of Columbus
- Franklin County Cities
- CITY OF BEXLEY
- CITY OF DUBLIN
- CITY OF GRANDVIEW HEIGHTS
- CITY OF GROVE CITY
- CITY OF HILLIARD
- CITY OF NEW ALBANY
- CITY OF PICKERINGTON
- CITY OF REYNOLDSBURG
- CITY OF UPPER ARLINGTON
- CITY OF WESTERVILLE
- CITY OF WORTHINGTON
- VILLAGE OF BRICE

Notes

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Value Recovery LLC.
919 Old Henderson Rd
Columbus, Ohio 43230

Central Ohio Improvements
P.O. Box 6355
Columbus, Ohio 43206

785 Science Boulevard, LIMITED OVERLAY TEXT (L-OCT)

1 - Purpose and Intent

Gahanna seeks to incorporate various types of businesses within the Central Park development area to promote a healthy, balanced economy and create opportunities for residents to work in the same community in which they live. This L-OCT zoning overlay will allow for the development of various types of manufacturing, warehouse, office and retail uses and creates uniform development standards for each use. Uniform development standards will allow a variety of uses to co-exist with minimal impact to each other and the surrounding land uses.

References contained herein to "Chapter XXXX" or "Section XXXX.XX" refers to the current adopted Codified Ordinances of the City of Gahanna.

Reference is made to the U.S. Green Building Council's (USGBC) *LEED® for New Construction & Major Renovations, Version 2.2, or as amended*, in various sections of this text. The intention is to encourage but not mandate the inclusion of sustainable design practices in the planning and execution of building projects within the park. Other nationally recognized industry standards relative to sustainable and energy efficient design which now exist or may be adopted in the future may be considered as supporting documentation for equivalent alternative designs.

2 - Permitted Uses

A. Reference to NAICS classification.

1. The 2012, or as amended, North American Industry Classification System, which is a United States governmental system for classifying business establishments, shall be used to identify all permitted and conditional uses. The NAICS classification is incorporated by reference in Chapter 1155.
2. Uses shall be identified by their corresponding number and unless otherwise noted all uses falling within that sub heading shall be permitted. (For example: if reference is made to section 11-Agriculture, Forestry, Fishing and Hunting then all sub headings under section 11 shall apply. If reference is made to section 111- Crop production then only uses under 111 would apply. Further if reference is made to section 111114 -Wheat farming then only wheat farming would be permitted in the district.
3. In the event that it is unclear as to where a proposed use falls into the NAICS classification system the Planning and Zoning Administrator shall make the final determination.

B. Permitted Uses - The following uses shall be permitted according to the NAICS system of classification:

- 1114 - Greenhouse, Nursery and floriculture production
- 22112 - Electric Power Transmission, Control and Distribution
- 23- Construction
- 311 – Food manufacturing; with the exception of the following uses, which shall be prohibited:
 1. 3111 – Animal food manufacturing
 2. 31122 - Starch and Vegetable Fats and Oil Manufacturing
 3. 3116 – Animal Slaughtering and Processing
 4. 3117 – Seafood Product Preparation and Packaging
- 3121 - Beverage Manufacturing
- 315 - Apparel Manufacturing

- 3162 - Footwear Manufacturing
- 3219 - Other Wood Product manufacturing
- 3222 - Converted Paper Product Manufacturing
- 3231 - Printing and Related Support Activities
- 3254 - Pharmaceutical and Medicine Manufacturing
- 3261 - Plastics Product Manufacturing
- 3272 - Glass and Glass Product Manufacturing
- 3279 - Other Nonmetallic Mineral Product Manufacturing
- 332 – Fabricated Metal Product Manufacturing; with the exception of the following uses which shall be prohibited:
 1. 332992 – Small Arms Ammunition Manufacturing
 2. 332993 - Ammunition (except small arms) Manufacturing
 3. 332994 - Small Arms Manufacturing
 4. 332995 - Other Ordnance and Accessories Manufacturing
- 333- Machinery Manufacturing
- 334 - Computer and Electronic Product manufacturing
- 335 – Electrical Equipment, Appliance and Component Manufacturing; with the exception of the following uses which shall be prohibited:
 1. 33591 – Battery Manufacturing
- 336 – Transportation Equipment Manufacturing; with the exception of the following uses which shall be prohibited:
 1. 336414 – Guided Missile and Space Vehicle Manufacturing
 2. 336415 - Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Manufacturing
 3. 336419 – Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing
 4. 336992 – Military Armored Vehicle, Tank, and Tank Component Manufacturing
- 337 - Furniture and Related Product Manufacturing
- 339 - Miscellaneous Manufacturing
- 42 – Wholesale Trade; with the exception of the following uses which shall be prohibited:
 1. 42314 - Motor Vehicle Parts (used) Merchant Wholesalers
 2. 42452 - Livestock Merchant Wholesalers
 3. . 42459 – Other Farm Product Raw Material Merchant Wholesalers
 4. 4247 - Petroleum and Petroleum Products Merchant Wholesalers
- 44 through 45 – Retail Trade; with the following exceptions which shall be prohibited:
 1. 45393 – Manufactured (Mobile) Home Dealers
 2. 45431 – Fuel Dealers
- 48 Through 49 – Transportation and Warehousing; with the following exceptions which shall be prohibited:
 1. 483 – Water Transportation
 2. 486 - Pipeline Transportation
 3. . 4883 – Support Activities for Water Transportation
 4. 48841 - Motor Vehicle Towing
- 51 - Information
- 52 – Finance and Insurance
- 53 – Real Estate Rental and Leasing
- 54 - Professional, Scientific and Technical services
- 55 - Management of Companies and Enterprises
- 56 – Administrative and Support and Waste Management and Remediation Services; with the following exceptions which shall be prohibited:
 1. 562 – Waste Management and Remediation Services
- 61 - Educational Services; with the following exceptions which shall be prohibited:

- 1. 6111 - Elementary and Secondary Schools
- 62 – Health Care and Social Assistance; with the exception of the following uses which shall be prohibited:
 - 1. 623 - Nursing and residential Care Facilities
 - 2. 62422 - Community Housing Services
- 71 – Arts, Entertainment and Recreation; with the exception of the following uses which shall be prohibited:
 - 1. 711212 – Racetracks
 - 2. 71213 - Zoos and Botanical gardens
 - 3. 7131 - Amusement Parks and Arcades
 - 4. 7132 - Gambling Industries
 - 5. Adult Entertainment. Sexually Oriented Business. As defined and regulated in Chapter 771.
- 72 – Accommodations and Food Service (including extended stay hotels as defined by Ohio Revised Code); excluding the following uses which shall be prohibited:
 - 1. 72112 – Casino Hotels
 - 2. 7212 - RV (Recreational Vehicle) Parks and Recreation Camps
 - 3. 7213 - Rooming and Boarding Houses
- 81 – Other Services (Except Public Administration); with the exception of the following uses which shall be prohibited:
 - 1. 8122 - Death Care Services
 - 2. 814 – Private Households (other than extended stay hotels as defined by Ohio Revised Code)
- 92 - Public Administration

3 - Conditional Uses

The Planning Commission may approve certain uses as Conditional uses as follows:

- A. Conditional uses (Chapter 1169)
 - 1. Any commercial use, similar to those listed herein as permitted uses, which is deemed accessory or advantageous to the primary use.
 - 2. Any industrial use, similar to those herein listed as permitted uses, which is considered non-objectionable and not involving operations which are obnoxious or offensive by reason of dust, odor, smoke, gas, fumes, refuse, noise or vibration.
 - 3. Outdoor storage area meeting the regulations defined in Section 1155.07.
- B. Application for Conditional Use. The intent of the procedure for authorizing a conditional use is to set forth the development standards and criteria for locating and developing a conditional use in accordance with the nature of the surrounding area, conditions of development, and with regard to appropriate plans.
 - 1. Written application shall be made to the Planning and Zoning Administrator who shall transmit such application to the Planning Commission. See Section 1169.02.

4 - Site Planning

Developers and builders are encouraged to incorporate elements of the U.S. Green Building Council's (USGBC) *LEED® for New Construction & Major Renovations, Version 2.2*, or as amended.

- A. Minimum Lot Standards

1. *Minimum Street Frontage.* All lots shall abut a public street and have adequate lot width at the building setback to provide for the use proposed and the yard space required by these development standards.
2. *Minimum Lot Size.* Lot size shall, at a minimum, be adequate to provide for the use proposed, yard space required by these development standards and the following provisions.
 - a. A use allowed in this district shall entirely enclose its primary operation within a structure. Open storage and service areas and loading docks shall be screened by walls or fences as defined in Section 1155.06.
 - b. A lot shall be adequate in size to provide for all storm water and utility provisions necessary to serve the property. In the event of a planned development shared storm water detention will be permitted as approved by the City Engineer.
3. *Conformity with lot size requirements; variance*
Where any lot of record cannot conform to the lot size requirements of this Zoning Ordinance, a request may be made to the Planning Commission for a variance.

B. Yards Required

All lots or uses shall have established minimum yard setbacks from all right of way lines and property lines. Yards required herein shall be established to minimize impacts from building and development on adjacent parcels and rights of ways as well as preserve areas around the perimeter of each parcel or use to create buffer zones between each parcel. No building or structure shall be permitted, constructed, modified or expanded within the required yard space as defined herein. Accessory uses and structures shall not be permitted within the required yard space; however, parking and circulation may be permitted subject to the required parking setbacks listed herein.

1. *Front Yard.* The front yard shall be defined as the area adjacent and contiguous to the principal public right of way servicing the building or use. In the case of corner lots the area adjacent and contiguous to both rights of ways shall be considered front yards. The minimum front yard required for each lot or use is:
 - a. For all Warehouse, manufacturing or industrial type uses the minimum front yard required shall be 75'
 - b. For all commercial uses the minimum front yard setback shall be 60'.
 - c. For all professional and corporate office uses the minimum front yard required shall be 40'.
 - d. *Exception:* For lots that front on the west side of the current Science Boulevard, minimum front yard setbacks shall be 10'.
2. *Side Yard.* The side yard shall be considered to be the area adjacent and contiguous to the side property lines of the lot being developed. No building or structure will be permitted, constructed or expanded within the required side yard space. The side yard for all uses shall have a width of not less than 25' in the case of a building 40' or less in height. A building having a height of more than forty feet shall provide one additional foot in side yard for each additional foot in height above forty feet.
 - a. *Exception:* For lots which side yard abuts the former Bedford Landfill (currently operating as a golf facility) and/or public conservation areas within the limits of Central Park of Gahanna, side yards shall not be required.
3. *Rear Yard.* The rear yard shall be considered to be the area adjacent and contiguous to the rear property line (typically opposite of the right of way line) of the lot being developed. No building or structure will be permitted, constructed or expanded within the required rear yard space. The minimum rear yard required for all uses shall be 25'.
 - a. *Exception:* For lots which rear yard abuts the former Bedford Landfill (currently operating as a golf facility) and/or public conservation areas within the limits of Central Park of Gahanna, rear yards shall not be required.

C. Parking Setbacks

All lots shall have established minimum parking setbacks from all rights of way lines and property lines. Minimum parking setbacks shall be established to soften the visual and noise impacts of vehicular use areas on adjacent properties and public streets. Minimum parking setbacks shall provide a reasonable landscape area suitable for buffering, screening and perimeter landscaping.

1. *Public right of way lines.* The minimum parking setback from all adjacent public right of way lines shall be as follows:
 - a. For all Warehouse, manufacturing or industrial type uses the minimum parking setback shall be 30'

For all commercial, professional and corporate office uses the minimum parking setback shall be 25'.

2. *Side and Rear Yards.* Parking setbacks shall be a minimum of 15' from side and rear lot lines for all uses. In the event of shared parking or shared access the side yard pavement setbacks may be reduced to 0' where cross access easement agreements are in place.
 - a. *Exception:* For lots that abut the former Bedford Landfill (currently operating as a golf facility) and/or public conservation areas within the limits of Central Park of Gahanna, rear and side yard pavement setbacks are not required.

D. Building & Parking Accessibility

1. *Sidewalks required.* All uses shall provide a minimum 4 foot wide sidewalk from the main and secondary building entries to the parking which services the building for both employees and visitors and to connect adjoining properties.
2. *Americans with Disabilities.* All uses shall meet the requirements of the Americans with Disabilities Act for building and parking accessibility.

E. Building Placement and Orientation

The aim of the park is to endeavor to avoid development of inappropriate sites and reduce the environmental impact from the location of a building on a site. Select a suitable building location and design the building with a minimal footprint to minimize site disruption (as discussed in the USGBC **LEED**® Version 2.2 document).

Unless building orientation is responding to an east-west orientation designed to enhance energy efficiency, buildings and uses shall be sited on the lot so that the main facade for the building fronts the main road on which the building is addressed and meets the following requirements:

1. *Main facade.* The main facade of the building is defined as the facade containing the highest degree of architectural treatment and which faces the street that establishes the main address for the lot. The main facade may also be the location for the primary customer / visitor entry.
 - a. Buildings or structures designed primarily for industrial, warehouse or manufacturing type uses shall be designed so that the main facade shall be the portion of the building designed to accommodate the office type uses which accompany the primary use and not the main loading or service areas.
 - b. Buildings designed for primarily commercial/retail uses shall have the main facade on the side of the building primarily used for customer entry.
 - c. Buildings within a lot designed to accommodate several separate buildings (ex. professional or business office park) may have the main facade oriented towards an internal private street or loop road. In such situations any remaining facade of said buildings that are oriented towards a public street shall be designed with

similar elements and details as the main facade, and shall not appear as an obvious side or rear of the building.

2. *Secondary Facade.* On corner lots the secondary facade shall be defined as the wall of the building(s) that fronts the secondary public right of way. In such situations the secondary facade shall have similar materials and detailing as the main facade.
 3. *Loading and Delivery areas.* Loading and delivery areas are portions of the building designed for the delivery / transference of goods or supplies and are typically characterized by large overhead doors and loading docks. For all uses in the district loading and delivery areas are subject to the following regulations.
 - a. Loading and delivery areas shall not be permitted on the main facade of the building, or on the secondary facade in the case of corner lots.
 - b. Loading and delivery areas shall be screened from public view as defined in Section 1155.06.
 4. *Accessory Uses.* Accessory use structures shall be permitted in association with a principal use, provided that the area of the accessory use structures shall be twenty-five percent or less of the gross floor area of the principal use. In no case shall the accessory use and the principal use exceed the maximum lot coverage.
 - a. Accessory use structures must be placed behind the building line of the main structure and, if viewable from the right of way or from the golf facility (former landfill), must be constructed of materials compatible with the main structure.
- F. Access drives, driveways, leading to and from a street shall be developed as follows:
1. *Width of Drive.* An access drive shall not exceed thirty feet in width, except at curb returns.
 2. *Location of Drive.* An access drive, exclusive of curb returns, shall meet the minimum side yard setback requirement as established herein. In the case of shared access, driveways are not subject to the minimum side yard setback requirements if appropriate cross access easements are in place at the time of application. A copy of the signed agreement must accompany the application. Access drives, parking areas and/or driveways for all uses shall be constructed and maintained so that water does not unreasonably accumulate on such areas or flow to drain onto adjacent property.
 3. Materials include concrete, asphalt or interlocking pavers, with pervious pavement encouraged.
- G. Parking to meet, but not exceed, minimum local zoning requirements.
1. For parking requirements, standards and restrictions refer to Chapter 1163.
 2. To encourage the use of car/van pools or the use of low emitting and fuel-efficient vehicles, provide preferred parking for five percent (5%) of the total parking capacity of the site.
 3. Provide secure bicycle racks and or storage within 200 yards for the building's entrance.
 4. Use of progressive strategies for parking lot facilities is encouraged, including pervious pavements, shaded lots and other alternatives to hard surfacing.
- H. Sight Triangles. Public streets and private drives
1. At every intersection of street rights of way a sight triangle shall be established as described in Section 1167.16.

5 - Building Appearance

- A. *Exterior Materials.* The relationship between the structure and the land is most often defined by the materials used in the development. In order to protect land values of

adjoining parcels, explicit materials, configurations, etc., are established in this section and shall be required for all new construction and renovation of existing facilities.

1. **Approved materials.** All new construction, and renovation of existing facilities, shall strictly adhere to the use of approved materials as defined herein. Windows and window glass are an approved material for all building types. EIFS is only permitted for limited architectural detailing elements that extend beyond the primary wall surface.
 - a. Office uses., Exterior building materials approved for office uses are brick, jumbo brick, stone or simulated stone, architectural pre-cast concrete panels, stucco, wood or cementitious lap siding (Hardie-Plank or similar), architectural glass and tile.
 - b. Warehouse or industrial uses. Exterior building materials approved for warehouse or industrial uses are brick, jumbo brick, stone or simulated stone, architectural pre-cast concrete, split faced concrete block and architectural metal panels of high quality with a rust free long lasting finish.
 - c. Retail and Commercial uses. Exterior building materials approved for retail and commercial uses are brick, jumbo brick, stone or simulated stone, stucco and split faced concrete block.
 2. **Prohibited materials.** The use of any materials, unless specifically listed herein as "approved", shall be considered prohibited. Prohibited materials shall include, but are not limited to, sheet metal siding (vertical or horizontal), plywood or wood paneling of any type or plain concrete block.
 3. **Main facade.** The main facade of all buildings shall be designed to enhance the visual appeal of the district and shall incorporate a minimum of 50% brick or stone along with additional materials as approved. Split faced block shall not be used on the main facade of any buildings. In the case of a building having frontage on two public streets, such as a corner lot, both facades shall be designed with the same materials in a similar percentage and configuration .
 4. **Side and rear elevations**
 - a. Office Uses. Office uses shall provide 4-sided architecture with the side and rear elevations consisting of the same materials as the main facade with similar percentages and a similar *level* of detail and fenestration.
 - b. Warehouse and Industrial uses. Warehouse and industrial buildings may *vary* the use of materials on the side and rear elevations from those on the main facade so long as the materials used on the side and rear elevations are from the approved materials list.
 - c. Retail and Commercial uses. Side and rear elevations of retail or commercial buildings that are visible from any street must have materials that are consistent with those on the main facade. Side and rear elevations not visible from any street may consist of other materials from the approved list.
- B. **Roofing.** In order to encourage diversity of architectural style and building types a variety of roofing configurations are approved for use as outlined herein.
1. **Configuration**
 - a. Office buildings / single story. Single story office buildings may have sloped roofs provided the roofs have a minimum slope of 6:12. Mansard roofs are permitted provided they are a minimum of 8' in height, meet the minimum slope requirements, and are included on all building elevations. Flat roofs may be permitted provided that it is part of an overall architectural style, and that parapet walls extend a minimum of 24" above the roof level to screen any rooftop equipment.
 - b. Office building / Multiple Story. Flat roofs are permitted on office buildings. Flat roofs will be designed with parapet walls that extend a minimum of 24" above the surface of the roof, or as necessary to screen roof top mechanical equipment.

- c. Warehouse or industrial buildings. Buildings for warehouse, manufacturing or industrial use shall be permitted to have a flat roof provided that parapet walls, that extend a minimum of 24" (or as necessary to screen rooftop mechanical equipment) above the surface of the roof, are provided on all elevations.
- d. Retail uses. Retail uses may utilize sloped, mansard or flat roofs (or any combination thereof). Pitched roof sections must meet a minimum slope of 6:12 and flat roof sections must be accompanied by a parapet wall that extends a minimum of 24" above the roof line or more as necessary to screen mechanical equipment from view of any public street.

2. *Materials*

- a. Sloped or Mansard roofs. All sloped or mansard roofs shall have installed, at a minimum, 30 year dimensional asphalt shingles. Other approved materials are standing seam metal with a minimum of 25-year paint warranty, slate, cedar shingles and copper.
- b. Flat roofs. Flat roof systems shall be selected by the architect to minimize maintenance concerns and for longevity of service.
- c. Roofing materials shall have a Solar Reflectance Index (SRI) equal to or greater than the values in the table below for a minimum of 75% of the roof surface

Roof Type	Slope	SRI
Low-Sloped Roof	2:12	78
Steep-Sloped Roof	> 2:12	29

*The SRI is a measure of the constructed surface's ability to reflect solar heat, as shown by small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) and standard white (reflectance 0.80, emittance 0.90) is 100. To calculate the SRI for a given material, obtain the reflectance value and emittance value for the material. SRI is calculated according to ASTM E 1980. Reflectance is measured according to ASTM E 903, ASTM E 1918 or ASTM C 1549. Emittance is measured according to ASTM E 408 or ASTM C 1371.

- d. Sustainable roof alternatives such as rooftop gardens are encouraged.
- e. Rooftop Mechanical Equipment. To minimize the visual impact on, and preserve the value of adjacent uses, roof top mechanical units shall be screened from view on all sides by use of parapet walls, mansard roofs or special enclosures designed to be harmonious with the building and which extend a minimum of 1' above the highest element of the mechanical unit. Simple fence enclosures are not permitted on building roofs for the purpose of screening mechanical equipment. To avoid the appearance of multiple roof top screens, mechanical units shall be congregated in one location as permissible within the design of an efficient mechanical system.

C. Windows and entryways. Large windows are encouraged in areas where manufacturing processes will allow them. Entryways into the office and reception areas should enhance the visual interest of the development as well as provide direction to visitor areas.

1. *Windows required*

- a. Office Buildings. Office buildings should be designed to incorporate natural light into the building to the extent possible. The main facade of all office buildings shall be between 40% and 70% window openings. All other facades shall have a minimum of 30% window openings with the exception of service or loading areas.
- b. Warehouse / Industrial buildings. Industrial / warehouse buildings shall be designed so that the office portions of the building meet the requirements for office as stated above. The remainder of the building shall incorporate windows as practical within the operational needs of the facility.

- c. Retail / Commercial buildings. The main facade of all commercial / retail buildings shall be designed to have a storefront appearance and shall have a minimum of 50% window glass. Spandrel glass is acceptable as defined below.
2. Fenestration pattern. All buildings shall utilize window fenestration as a method to visually break down long flat expanses of building into smaller segments. The main facade of all buildings shall avoid sections of wall in excess of 30' in length without fenestration, columns or other architectural features to help reduce the mass and visual appearance of the facade.
3. Glazing. Types of glazing permitted include clear, tinted (either smoke or green), frosted or spandrel. Reflective or mirrored glazing is discouraged unless necessary to obtain LEED certification. In such a case, the applicant must provide documentation that a LEED certification is being pursued for the proposed building.

D. Height

1. Portions of this overlay district are situated within the flight corridor of the Port Columbus Airport and therefore height is a carefully regulated element of the building. All buildings and structures shall conform to Federal Aviation Administration and Columbus Regional Airport Authority regulations.

E. Durability

1. Temporary structures. Temporary structures shall only be permitted for the purpose of construction offices while a permanent structure or site construction is taking place. After site and building construction has been completed the temporary structure must be removed from the site.
2. Long-term maintenance. The exterior of all buildings shall be maintained to prevent a neglected appearance.
 - a. Painted surfaces. Painted surfaces shall be re-painted as required to repair moldy or stained surfaces and prevent or repair flaking / peeling surfaces.
 - b. Windows. Cracked or broken windows shall be replaced or repaired to prevent a neglected appearance.
 - c. Masonry. All masonry surfaces shall be maintained to prevent or repair lost brick or stone or crumbling mortar joints.

6 - Landscaping & Screening

It is the purpose of this section to create minimum standards for landscaping that will provide increased aesthetic value as well as create standards for screening and buffering that will protect adjacent properties and public rights of way from undesirable views. It is further the purpose of this chapter to specifically promote the preservation and to promote the proper utilization of landscaping as an easement between certain uses to minimize the opportunities of nuisances.

- A. Interior parking lot standards. The following requirements for landscaping the interior portions of a parking area are intended to promote public safety, to moderate heat, wind and other climatic effects produced by parking lots, to minimize nuisances such as noise and glare, and to enhance the visual environment of off-street parking. These requirements are the minimum requirements for any new off-street parking areas of 1,000 square feet or more or intended for five or more vehicles, or for any parking area altered to an extent of twenty-five percent (25%) or more of the total square footage of the existing off-street parking area.
 1. Landscaping in parking areas shall be dispersed throughout the peninsulas and islands. The minimum parking island size shall be 180 square feet.

- a. The required amount of interior landscaping area shall be five percent (5%) of the total area of the parking lot pavement.
 - b. There shall be a ten-foot wide island for every two 60' bays of parking. The island shall be planted with a minimum of grass and shade trees.
 - c. One tree per 1,000 square feet of required landscape area or portion thereof shall be required. The minimum caliper of such trees shall be 2" as measured in accordance with American Standard for Nursery Stock (ASNS) requirements.
 - d. *Exception:* Sustainable designs which incorporate pervious pavements and tree shading schemes may waive the planting island requirements listed above if trees are distributed uniformly across the entire paved area. If such a design is proposed, islands may be limited in size to such dimensions necessary to afford proper protection to trees.
2. The property perimeter requirements of Section 1167.20 shall also be met for new or altered parking areas, and shall not count towards the requirements for interior landscaping.

B. Building landscaping

1. *Foundation planting required.* Landscaping surrounding a building can serve to ground the structure into the landscape, soften the visually hard edges of the building and break up large expanses of wall into smaller segments. It is the purpose of this code to require a minimum amount of landscaping surrounding each structure built to help increase the aesthetic value of the district.
 - a. For all buildings a minimum of 5 shrubs and 2 flowering perennials shall be provided for each 10 linear feet of building elevation.
 - I. Portions of the building elevation designed with overhead doors for truck delivery and service are to be excluded from this calculation.
 - II. Planting shall be incorporated directly surrounding the building and for design purposes may vary in distance from the face of the building to a maximum of 8'.
 - III. For the purpose of design and to accommodate sidewalks and entries such required plant material may be aggregated together in select locations along any one elevation.
2. *Interior Trees required.* All buildings will provide a minimum tree planting within the interior of the site to help provide shade and increase aesthetic value.
 - a. The minimum trees required for each building are as follows:
 - I. For buildings having a 20,000 square foot footprint or less – the property owner shall provide a total of 1" in tree caliper per 1,000 square feet of building footprint (or fraction thereof).
 - II. For buildings above 20,000 square feet – The building owner shall provide a total of 1" per 1,000 square feet of building footprint (or fraction thereof) up to 20,000 square feet plus 1" in tree caliper per each 5,000 square feet (or fraction thereof) above 20,000 square feet.
 - b. Trees shall be a minimum of 2" in caliper.
 - c. Interior trees may be planted as shade trees or ornamental trees and may be incorporated into the building foundation planting as a method for breaking up larger expanses of building.
 - d. Interior trees cannot be used to satisfy the provisions of this code requiring interior parking lot landscaping, street trees or buffers required.
 - e. To encourage the preservation of existing trees the developer may count existing trees toward this requirement. To be counted existing trees must be in the interior of the site (area exclusive of setbacks) and shall reduce the interior tree requirements by 1" for each 1" of existing tree preserved. To receive the credit existing trees to remain must be identified on the site plan and shall be protected from damage during construction.

C. Buffers required. "Landscape buffer zone," means that area adjacent to any vehicular use area or along common boundaries in which the perimeter landscape requirements are to be met.

1. For buffer requirements, standards and restrictions refer to Section 1167.20.

D. Screening required

1. *Parking lot screening.* All parking and vehicular use areas adjacent to any public right of way shall be screened from view by use of an evergreen hedge, masonry wall (brick or stone), mound or combination thereof to a height of 3'
2. *Screening of utilities*
 - a. The location of all utility areas including, but not limited to, power sub stations, lift stations, gas transfer stations, water treatment areas, utility boxes and transformers must be screened from view on all sides by the use of a wall, fence, evergreen planting, mound or combination thereof to a minimum height of 6'.
 - I. Walls or fences used for screening purposes shall be installed to a minimum height of 6' and to a maximum height of 8'.
 - II. Evergreen trees used for screening purposes shall be installed at a 6' minimum height. Shrubs shall be planted in combination with mounding, if necessary, to achieve a minimum total height of 6' and 80% opacity within 2 years. Plantings shall be installed in a staggered pattern rather than a straight line.
 - III. The Landscape Board shall determine those species of trees, shrubs and plantings which may be planted and maintained under or within ten feet laterally of any overhead utility wire, or above or within five feet laterally of any underground water line, sewer line, distribution line or other public utility service on public property or utility or drainage easements within the City.
 - IV. No tree, shrub or other planting shall be located so as to prevent or hinder proper access to water and gas shut-off valves, fire hydrants, sanitary and storm sewer manholes, communication system terminals, electric service disconnects or other controls and devices to which immediate access may be required under emergency conditions.
3. *Screening of service and loading areas*
 - a. The location of all service and loading areas shall be screened from view from adjacent properties or the public right of way including multiple loading areas designed for warehousing or the transference of goods. Service or loading areas shall be screened to a minimum height of 6' and shall be achieved by the use of a wall, fence, evergreen planting, mound or combination thereof.
 - I. Walls and Fences. The height of such walls or fence shall be a minimum of 6 feet. The maximum height of walls and fence shall not exceed 8'.
 - II. Earth Mounds. Earth mounds shall be physical barriers that block or screen the view similar to a hedge, fence or wall. Mounds shall be constructed with proper and adequate plant material to prevent erosion. When earth mounds are combined with walls or fences, the combined height shall be a minimum of 6' and not exceed 8'. A difference in elevation between areas requiring screening does not constitute an existing earth mound, and shall not be considered as fulfilling any screening requirement.
 - III. Screening Provisions. Landscaping used as screening shall have a minimum of eighty percent (80%) opacity during all seasons. The use of landscaping in addition to the structure shall be required for all new construction, and encouraged for all existing construction. The use of year-round vegetation, such as pines or evergreens, is required.

- IV. All accessory uses or structures serving the principal use shall be screened from view from any public right of way unless constructed of the same principal materials used on the main building.
- D. Fencing Standards. Fencing shall be in accordance with Chapter 1171, with the following exceptions:
 - 1. Chain link fencing is not permitted.
 - 2. If wood is to be used, it shall be oak, cedar or redwood. Pressure treated lumber is permitted only if fully covered from view by other approved materials.

7 - Outdoor Storage Areas

The intent of this section is to establish standards for the use, placement and screening of outdoor storage areas to minimize the aesthetic impacts of these areas on adjacent properties and public rights of ways. All uses shall adhere to these standards for the outdoor storage or display of goods or materials.

- A. Setbacks
 - 1. For all uses the placement of goods or materials for the purpose of display or storage (either temporary or permanent) shall be prohibited within the Front, Side or Rear Yard setback of any lot or parcel.
- B. Limitations
 - 1. *Height*. Materials being stored outdoors shall not exceed a maximum height of 10' from the existing grade to the top of materials being stored. For the purposes of this definition existing grade shall be defined as the general grade of the lot or area where materials are being stored and shall not be construed to permit a total of 10' of storage from the top of a mound, ramp or other structure within that lot or area.
 - 2. *Placement*. The placement of outdoor storage of materials or equipment must occur toward the rear of the lot on which the main structure is located.
 - 3. *Materials*. The outdoor storage of hazardous, dangerous, flammable or chemical materials or any other materials or equipment that could present a hazard to the health, safety and welfare of the public or provide an attractive nuisance shall be stored according to the following:
 - a. Such materials shall be stored in a secure location within a lockable area.
 - b. Chemicals being stored outdoors shall be in approved containers in good condition and shall meet all applicable requirements of OSHA, OEPA and other governmental authorities having jurisdiction over such materials.
- C. Screening
 - 1. *Screening from ROW and adjacent properties* - Any outdoor storage or display of materials shall be screened from view from the public right of way or adjacent properties by the use of a wall, fence, mounding, plant materials or combination thereof.
 - 2. *Screening Requirements*. The combined height of all screening materials shall be adequate to fully screen the materials being stored. In no case shall the height of combined screening be less than a minimum of 6' in height and the maximum height of combined screening shall not exceed 10'.
 - a. The maximum height of walls and fence structures shall not exceed 10'.
 - b. Landscaping used as screening shall have a minimum of eighty percent (80%) opacity during all seasons.

8 - Utilities & lighting

A. Utilities

1. Location

- a. All utilities for all uses shall be buried underground as permitted to preserve the aesthetic quality of the district.
- b. Clustering of utilities. To the greatest extent possible the location of all utility access panels, telephone terminals cable boxes, switchgear, etc. shall be clustered together within the side or rear yards of a development or lot. Utilities shall be clustered to permit more efficient landscaping and screening and reduce the visual clutter of the lot or development.

2. Storage Tanks

- a. Location. The location of all storage tanks used for water, gas, chemicals, etc. shall not be located in any required yard or setback and shall be within a fenced off secured area of the site.
- b. Size and quantity. The use of any storage tanks over 400 gallons in capacity or 10' in height or exceeding ten in numbers, must be reviewed and approved by the Planning Commission.

3. Screening of utilities. The screening of ground and/or wall mounted mechanical units and/or equipment shall meet the requirements for accessibility and shall be in accordance with the following.

- a. Fencing. Fencing used for the purposes of screening utilities shall meet the requirements for fencing as stated herein.
- b. Landscaping. Landscaping used as screening shall have a minimum of eighty percent (80%) opacity during all seasons.

B. Lighting. Minimize light trespass from the building and site, reduce sky-glow to increase sky access, improve nighttime visibility through glare reduction and reduce development impact on nocturnal environments.

1. Parking Lot Lighting. Any parking area having ten or more off-street parking spaces shall be illuminated during poor visibility to provide safety to customers and employees of the business or establishment and to provide security for the parcel or use.

- a. Minimum/Maximum lighting levels. Parking lot lighting shall provide at minimum an intensity of one-half foot-candles of light and a maximum of three foot-candles of light as measured at the parking surface area.
- b. Lighting source. Lighting shall be provided from a cut-off type fixture and shall be directed or reflected so as not to be of excessive brightness, cause glare hazardous to pedestrians or drivers, create a nuisance or unreasonably interfere with a neighboring property owner's right to enjoy his/her property. The source of illumination shall not be visible to the eye from adjacent properties.
- c. Height standards. Light poles are not permitted to exceed 36' in height measured from the top of the pole to the top of asphalt.
- d. Light pollution. In the interest of reducing the possibility for light pollution and potential conflict with the Columbus Regional Airport Authority all new light fixtures shall be required to have cut off type shielding so that all light is reflected downwards. Visible light emanating from the top of the fixtures shall not be permitted.

2. Building mounted lighting

- a. Building mounted lighting shall be permitted for the purposes of security, safety, identification of entries and illumination of sidewalk areas.
- b. Building mounted lighting shall be of cut off type fixtures and shall be of similar intensity and color of light as the parking lot lighting,
- c. Building lighting shall not be permitted to shed light or cause glare on to adjacent properties or public rights of way.

The illumination of any building roofs other than for temporary examination or emergency repair or when incorporated into rooftop gardens or terraces shall be strictly prohibited.

- d. To avoid potential conflicts with the Columbus Regional Airport Authority the use of up-lighting to highlight building features shall not be permitted.

9 - Environmental Standards

- A. For environmental requirements, standards and restrictions refer to Section 1167.19.

10 - Signage

- A. For signage requirements see Chapter 1165. Signage shall be as low profile as possible and shall be in conformance with neighboring properties and/or uses.

11 - Special Requirements

- A. Building design. All buildings used for the purpose of a sexually oriented business shall adhere to the same design standards as all other uses within the district.
 - a. *Windows* – the use of spandrel glass for all required window openings shall be required for all such uses.
 - B. Signage. Signage for all such uses shall be limited to the name of the establishment only. The use of sexually explicit logos, graphics or verbiage shall be prohibited.
 - C. Dry Cleaning.
 1. *Business Volume restrictions*. Dry cleaning establishments will be limited in size and volume to those typically located in retail buildings and providing convenience services to the general public. High volume commercial dry cleaning facilities shall not be permitted.

12 - Compliance requirements

- A. Non-Conforming existing uses shall be governed in accordance with Chapter 1161.
 - B. New Construction shall be in accordance with Section 1167.13 and Section 1163.04.



CITY OF GAHANNA

STAFF COMMENTS

Project Name: City Owned Property at Central Park

Project Address: 785 Science Blvd

Planning and Development

Request Summary

The City of Gahanna is requesting to rezone 3.57 acres from Office, Commerce, and Technology (OCT) to Limited Overlay (L-OCT). There is no proposed use at this time. The City owns three contiguous parcels, two are located within the existing overlay, and one is not. The City desires to have the same zoning on all three parcels. Having a consistent zoning will make future development of the site easier. Future applications for site plan and design review will be required prior to any construction activities.

The proposed overlay text is nearly identical to that of the existing overlay text with only a few minor differences related to the subject property. In total, the overlay text is similar to the OCT code with a few exceptions. Notably, the overlay text limits allowable uses compared to the Code and the overlay has more restrictive language towards building appearance.

The City is also requesting a variance to the requirement to provide a site plan with the overlay. The existing Central Park overlay text, for which this text mirrors, did not include a site plan. At this time, an end user and therefore a known plan of development has not been identified. Therefore, it is infeasible to provide a site plan with the rezoning request. The 2015 Economic Development Strategy provides a theoretical layout and recommended architectural styles for the site (relevant Strategy documents are attached). The Strategy contains recommendations and guidelines, not an adopted site plan. It should be noted that staff is in the process of evaluating the Code and most likely will recommend modifying this requirement.

2007 Economic Development Plan

The Economic Development Division performs analysis for rezoning requests. While a definitive plan of development has not been submitted, the requested zone district of L-OCT should have a positive financial impact. Staff believes that having a consistent zoning between all three City owned parcels will make the property more marketable and easier to develop.



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Goals of the Plan include maximizing revenue per acre of land development and seeking development proposals that create more jobs. The requested rezoning adheres to the majority of recommendations within the 2007 Economic Development Plan.

Rezoning Criteria

Additional considerations and analysis for rezoning decisions is found within the 2002 Future Land Use Plan and Section 1133.03 of the Planning and Zoning Code. The 2002 Future Land Use Plan provides for a checklist to assist Planning Commission in reaching a decision. Certain answers would not mandate a particular decision. Relevant checklist questions include the following:

1. Is the proposed development consistent with the City's vision?

Staff believes that the proposed rezoning is consistent with the City's vision for this property. The area contains a mix of office and industrial/warehouse uses, all of which are permitted by the proposed zone district. The proposed rezoning is consistent with the 2002 future land use plan designation of Industrial.

2. Would the proposed development be contrary to the future land use plan?

The plan provides for a future land use designation of Industrial. The objective of the industrial future land use is to assure that development is appropriate in location, character, and that it is architecturally compatible with surrounding development. Staff is of the opinion that the proposed rezoning is consistent with the future land use plan.

3. Will the change adversely influence living conditions in the surrounding area?

- a. Create or appreciably increase traffic congestion;
- b. Seriously impact adjacent areas;
- c. Seriously affect the natural character of the land to the point of creating potential hazards.

Staff believes the request will not adversely impact adjacent areas or the natural character of the area. Without a definitive plan of development impacts are unknown. However, the site is not in a natural state as it was previously developed with the municipal gas station. Therefore, impacts should be minimal.



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4. Are there reasons why the property cannot be used as it is presently planned or zoned?

The property can be developed as it is currently zoned, however, having all contiguous City owned parcels similarly zoned will make it easier to market to potential developers.

1133.03 of the Planning and Zoning Code provides that the following shall be considered:

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

Staff believes the request is consistent with the policies of the land use plan which includes achieving a compact land use pattern by avoiding leapfrog development. The subject property is adjacent to developed properties and is adjacent to adequate infrastructure to provide services for the intended uses.

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

Staff is of the opinion that potential uses are compatible with the environmental features of the site.

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

The property is adjacent to similarly zoned sites. The adjacent properties are the only properties in the City with a similar zoning. The 2015 Economic Development Strategy has identified this site as having a high probability for redevelopment relative to other similarly zoned properties. It is imperative that the City position the property for redevelopment as soon as possible.

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 in the value of existing abutting lands or approved developments.

Staff is of the opinion that the rezoning is compatible and appropriate in this area. The proposed overlay text is more restrictive in terms of allowable uses than the Code.

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.



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The request does not appear to create an unsafe situation for neighboring properties or the citizens of the City.

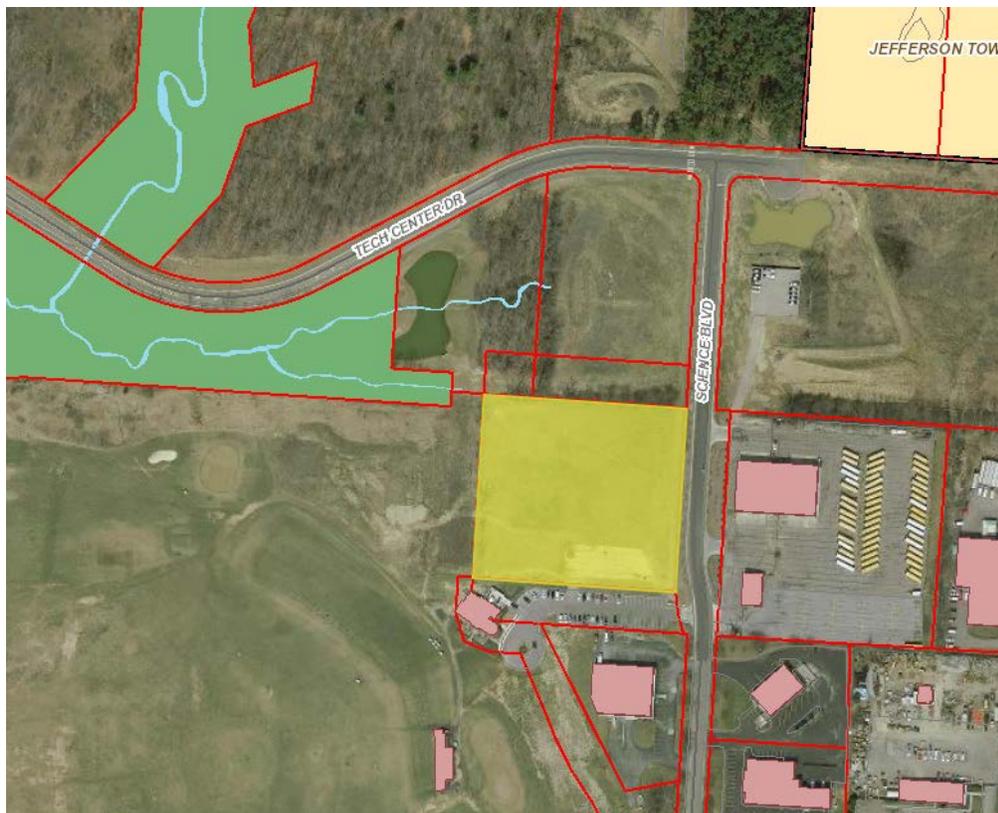
6. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

The 2015 Economic Development Strategy identifies this site as having a high probability for redevelopment over the next five years. Additionally, the Strategy contains market analysis that supports the need for additional office space.

Recommendation

It is staff's opinion that the proposed rezoning is consistent with the policies of the 2002 land use plan, Part 11 of the Planning and Zoning Code, the 2007 Economic Development Plan, and the 2015 Economic Development Strategy. Therefore, approval of the rezoning and variance is recommended.

Aerial Map



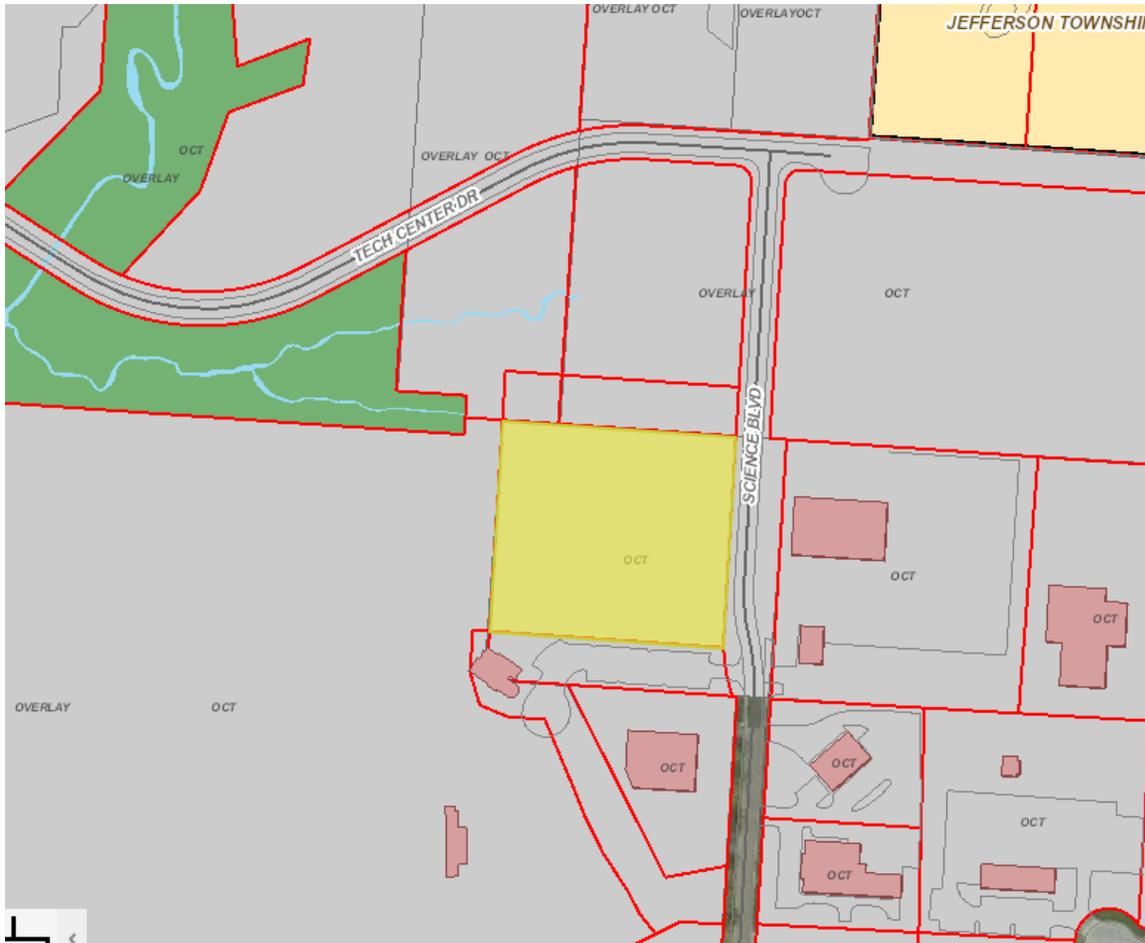
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Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director
Planning and Development



TARGET SITE 4B/4C

CONCEPT OVERVIEW

The four parcels located at the intersection of Tech Center Drive and Science Boulevard represent a significant opportunity for office development within PDA 4. The site has good proximity to I-270 exits, the Buckles Tract (Site 4A), a number of existing industrial and warehouse users, and the Golf Depot Golf Center. Additionally, the site is at the highest elevation within Central Ohio, giving users a view of Downtown Columbus.

The site concept shows how buildings can be placed around the site to utilize the views of the site, while providing some frontage along both Science Boulevard and Tech Center Drive.

The City currently controls two of the four parcels, with the schools controlling the parcel where building “G” is proposed to be located. To develop to its full potential, the City should work with the schools to find a suitable site to relocate the bus maintenance facility. Additionally, the City should work with the remaining property owner within the Target Site to comprehensively plan for and develop the site for office users.

INFRASTRUCTURE IMPROVEMENTS

The extension of Tech Center Drive to the east past Science Boulevard will be important in opening the eastern portion of the Target Site up for development. While access is available along Science Boulevard, the additional roadway will allow more flexibility for development for potential users, both within the Target Site and to the north.

DEVELOPMENT PROGRAM

Code	Use	Building Footprint (s.f.)	Stories	Building Area (s.f. or keys)
A	Office A/B	30,000	3	90,000
B	Office A/B	25,000	2	50,000
C	Office A/B	25,000	2	50,000
D	Office A/B	25,000	1	25,000
E	Office A/B	14,000	1	14,000
F	Office A/B	14,000	1	14,000
G	Office A/B	32,000	2	64,000





TARGET SITE 4B/4C

Project Summary

Total Acreage	16.50
Non-residential SF	307,000
Residential Units	0
Original Parcel Value	\$ -
Total Construction Cost	\$ 48,811,900
Revised Value	\$ 48,811,900

Total Jobs	1,073
Weighted Average Salary	\$ 50,000
Total Payroll	\$ 53,671,329
Hotel Rooms	0
Annual Hotel Room Revenue	\$ -

TIF on Site? **Yes**

Revenues

	City & Schools		City	
	Total Property	Property/TIF		Income Tax
<i>Over 3 Years</i>	\$ 1,730,538	\$ 1,102,051	\$	1,658,908
<i>Over 5 Years</i>	\$ 12,511,161	\$ 1,864,578	\$	3,380,669
<i>Over 10 Years</i>	\$ 26,601,158	\$ 3,873,258	\$	7,916,201
<i>Over 15 Years</i>	\$ 41,780,086	\$ 6,037,178	\$	12,802,257

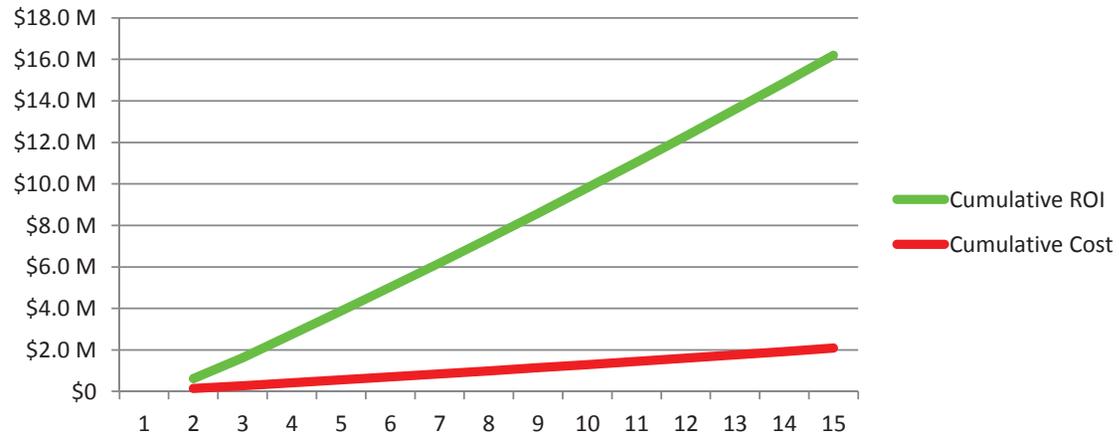
Return on Investment

	City & Schools		City	
<i>Over 3 Years</i>	\$ 2,990,237	\$	2,361,750	
<i>Over 5 Years</i>	\$ 15,226,481	\$	4,579,898	
<i>Over 10 Years</i>	\$ 33,186,660	\$	10,458,761	
<i>Over 15 Years</i>	\$ 52,586,295	\$	16,843,386	

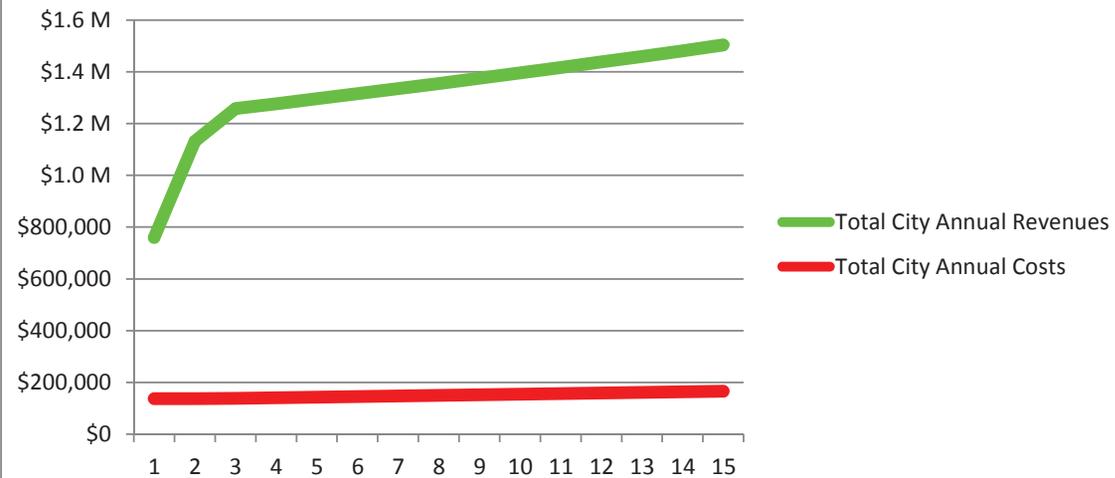
Costs

	City	
	Service Costs	Incentives Costs
<i>Over 3 Years</i>	\$ 399,210	\$ -
<i>Over 5 Years</i>	\$ 665,349	\$ -
<i>Over 10 Years</i>	\$ 1,330,699	\$ -
<i>Over 15 Years</i>	\$ 1,996,048	\$ -

15-year Cumulative ROI



15-year City Annual ROI





CITY OF GAHANNA

STAFF COMMENTS

Project Address: 785 Science Blvd.

The City seeks to rezone this parcel to L-OCT in order for it to be combined with the two parcels directly north, which carry the overlay zoning for Central Park. This will allow the proposed parcel to have the same development standards as are included in the Central Park overlay text.

The variance is to allow the overlay code to be applied without having a defined site plan. In this case, the lot will be combined with others to create one lot with the same development standards, and will increase its marketability to an end user.

Respectfully Submitted By:

Bonnie Gard



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